

FEE TO: TENANTS

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PLEASE REFER TO OUR APPLICATION FORM FOR FULL DETAILS

BEFORE YOU MOVE IN:

SET UP FEE Arranging the tenancy and agreement including negotiation of additional clauses if applicable. This fee remains the same regardless of the number of tenants.	£216 (inc VAT)
REFERENCING FEE Referencing charged per tenant/company and carried out by an independent referencing agency. Referencing involves identity checks, immigration and visa confirmation, financial credit checks, obtaining references from current or previous employers/ landlords and any other relevant information to assess affordability.	£40 (inc VAT)
GUARANTOR FEE Covering credit referencing and preparing a deed of guarantee as part of the tenancy agreement.	£40 (inc VAT) per guarantor (if required)
CHECK-IN FEE Preparing the checking of the property's inventory at the start of the tenancy and taking meter readings for utilities and services (a two bedroom property check-in is £115 (inc VAT)).	Quotes available upon request, dependent on number of bedrooms
DEPOSIT To cover the risk of property damage. This will be specified in your tenancy agreement but will likely be held by us as stakeholder and registered with the Tenancy Deposit Scheme (TDS) and may be returned at the end of the tenancy upon agreement with your landlord, the TDS, or judgement by the courts.	Usually equivalent to 6 weeks' rent
PET DEPOSIT In addition to the deposit to cover the added risk of property damage. This will be specified in your tenancy agreement but will likely be held by us as stakeholder and registered with the TDS and may be returned at the end of the tenancy upon agreement with your landlord, the TDS, or judgement by the courts.	Usually equivalent to 2 weeks' rent

DURING YOUR TENANCY:

CHANGE OF OCCUPANT Fee required if you need to replace a named tenant with another tenant during a fixed term tenancy and your landlord has agreed to the change. The outgoing tenant will remain liable for the rent, utilities and the property itself until the above cost is received and the incoming tenant has signed a deed of assignment and tenancy agreement and provided satisfactory references which the landlord has approved.	£216 (inc VAT) plus the cost of referencing
EXTENSION AGREEMENT FEE Negotiating an extension at the end of the fixed tenancy term, amending and updating terms, and drawing up a further tenancy agreement.	£120 (inc VAT)

OTHER FEES AND CHARGES:

UNPAID RENT / RETURNED PAYMENTS	Interest at 4% above Bank of England Base Rate from date due
PROFESSIONAL CLEANING (IF REQUIRED) Only charged where professional cleaning is necessary to return the property to the same condition as at the start of the tenancy (a general two bedroom property clean is £370 (inc VAT)).	Quotes available upon request, dependent on number of bedrooms

IF YOU HAVE ANY QUESTIONS ON OUR FEES, PLEASE ASK A MEMBER OF STAFF